

IN RE: PETITION FOR SPECIAL HEARING
N & S Middletown Road at SE/S
Baker School House Road
(21441 Middletown Road)
6th Election District
3rd Council District

Charlotte E. Frederick
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-541-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, James R. and Charlotte C. Frederick. The Petitioners request a special hearing to approve the transfer of one density unit between two of the three parcels which make up the overall tract, said transfer not to result in any increase in the number of lots permitted. The subject property and requested relief are more particularly described on a series of plats describing the parcels which were accepted and marked into evidence as Petitioner's Exhibits 1, 2, 3, 5 and 6.

Appearing at the requisite public hearing in support of the request were James R. and Charlotte Frederick, property owners, and Bruce E. Doak and Scott Lindgren, representatives of Gerhold, Cross & Etzel, the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Petitioners own three contiguous parcels of land, all of which is zoned R.C.2, and located on both the north and south sides of Middletown Road near Baker School House Road in northern Baltimore County. The size, configuration and dimension of the parcels as they presently exist are more particularly described on Petitioner's Exhibit 2. As shown on that exhibit, the parcels include a small, unimproved tract in the northwest corner of the property containing 3.9 acres in area. The second parcel actually straddles Middletown Road and contains 57.6 acres in area. Interestingly, that property is improved with two dwellings, one of which is a large, single family dwelling in which the Petitioners reside. That dwelling is situated to the rear of the parcel on the north side of Middletown Road and is

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Date 9/15/01
By [Signature]

known as 21441 Middletown Road. The second dwelling on this parcel is also located on the north side of Middletown Road. This is an older frame dwelling located immediately adjacent to Middletown Road. This parcel also features several outbuildings on the north side of Middletown Road. On the south side of Middletown Road, the second parcel is unimproved. The third parcel is also located on the south side of Middletown Road. This parcel is unimproved at the present time and contains 55.4 acres in area, also zoned R.C.2. Mr. Doak indicated at the hearing that the three parcels were specifically identified as separate lots of record as of November 25, 1979, the date of the adoption of the R.C.2 zoning classification in Baltimore County. Deeds were submitted and set out the legal description and history of the parcels.

Insofar as rights of subdivision, each of the three parcels is between 2 and 100 acres in area. Thus, each parcel may be subdivided one time so as to create two building lots. Therefore, the property owners could develop the entire tract with six lots. However, the Petitioners propose a slightly smaller subdivision. As more particularly shown on Petitioner's Exhibit 6, the Petitioners will create five lots, two of which will accommodate the existing dwellings. The Petitioners' residence will be located on Lot 1, which will contain 22.8 acres in area. The second dwelling located immediately adjacent to Middletown Road will be located on newly created Lot 5, and contain 13.5 acres in area. Three additional lots will be created on that portion of the tract located on the south side of Middletown Road. Those include Lot 2, 25.2 acres; Lot 3, 41.1 acres; and, Lot 4, 13.4 acres. The proposed building envelopes for those three lots are more particularly shown on Petitioner's Exhibit 6. Mr. Doak indicated that this subdivision was laid out as shown in order to preserve and take advantage of existing land uses and site constraints. As shown on Petitioner's Exhibit 5, much of the property is used for agricultural purposes; however, other portions are in forest, lawn, or brush. Mr. Doak indicated that the layout of the lots and building envelopes for each were designed in an effort to minimize impacts on existing agricultural uses and environmental constraints associated with the property.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. In my judgment, the proposed subdivision appears appropriate. It is to be noted, however, that because this subdivision will create five lots, the plan must be processed and approved

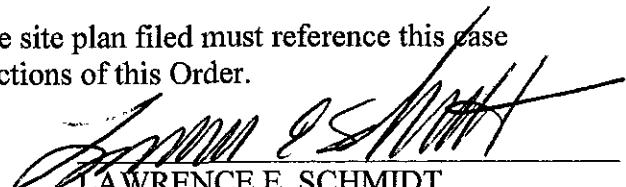
ORDER RECEIVED FOR FILING
Date 9/14/10
By SP

pursuant to the development review regulations codified in Title 26 of the Baltimore County Code. The relief granted herein is only as to the transfer of density rights and the limited relief sought under the Petition for Special Hearing. That is, the relief granted herein is not to be construed as a waiver of any of the requirements the property owners need satisfy as part of the development review process. It is anticipated that this project will be reviewed in more detail by appropriate County agencies during that process. Additionally, an opportunity for public input will be afforded. The relief granted herein is only for the transfer of density required to legitimize the two existing houses. In this regard, the two houses are located on a single lot, which is not permitted under the B.C.Z.R. Thus, the transfer of density is necessary to remedy that requirement by adjusting lot lines.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of September, 2001 that the Petition for Special Hearing to approve the transfer of one density unit between two of the three parcels which make up the overall tract, said transfer not to result in any increase in the number of lots permitted, in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall proceed through the development review process, pursuant to Title 26 of the Baltimore County Code.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 9/14/01

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 14, 2001

Mr. & Mrs. James R. Frederick
21441 Middletown Road
Freeland, Maryland 21053

RE: PETITION FOR SPECIAL HEARING
N & S/S Middletown Road at SE/S Baker School House Road
(21441 Middletown Road)
6th Election District – 3rd Council District
James R. Frederick, et ux - Petitioners
Case No. 01-541-SPH

Dear Mr. & Mrs. Frederick:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Suite 100, Towson, Md. 21286
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 21441 Middletown Road
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The transfer of one Density Unit between two of the three parcels which makes up the overall tract. The number of lots proposed does not exceed the number of lots (density units) permitted.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Charlotte C. Frederick

Name - Type or Print _____

Signature Charlotte C. Frederick

Name - Type or Print _____

Signature _____

21441 Middletown Road 410
Address 357-4678 Telephone No.

Freeland MD 21053
City State Zip Code

Representative to be Contacted:

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.

Name _____

320 E. Towsontown Blvd. #100 410
Address 823-4470 Telephone No.

Towson MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

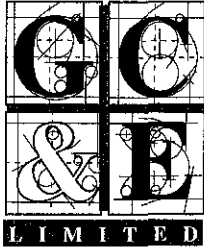
Reviewed By JRF Date 6-25-01

Case No. 01-541-SPH

Date 9/15/98

By [Signature]

ORDER RECEIVED FOR FILING
9/14/98



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 22, 2001

ZONING DESCRIPTION PROPERTY OF JAMES R. FREDERICK AND WIFE

Beginning at the intersection of the centerlines of Middletown Road and Baker Schoolhouse Road, thence leaving said roads and binding on the outlines of the lands of the petitioner, North 32 degrees 06 minutes 26 seconds East 250.00 feet, South 68 degrees 02 minutes 59 seconds East 798.15 feet, North 32 degrees 34 minutes 19 seconds East 773.85 feet, South 37 degrees 25 minutes 32 seconds East 259.05 feet, North 35 degrees 15 minutes 58 seconds East 604.12 feet, South 26 degrees 40 minutes 58 seconds East 696.83 feet, South 52 degrees 27 minutes 50 seconds East 219.49 feet, South 44 degrees 48 minutes 16 seconds West 1,377.13 feet and North 74 degrees 45 minutes 06 seconds West 99.54 feet to a point in or near the center of Middletown Road, thence running in or near the center of said road, South 50 degrees 02 minutes 42 seconds East 231.47 feet, South 44 degrees 44 minutes 12 seconds East 169.85 feet, and South 41 degrees 12 minutes 12 seconds East 399.64 feet, thence leaving the center of Middletown Road and binding on the northwest and west side of Slab Bridge Road, South 45 degrees 18 minutes 18 seconds West 652.91 feet, South 44 degrees 53 minutes 18 seconds West 699.36 feet, South 32 degrees 47 minutes 48 seconds West 172.84 feet, South 21 degrees 58 minutes 48 seconds West 499.55 feet, and South 20 degrees 49 minutes 48 seconds West 588.17 feet, thence leaving Slab Bridge Road, North 42 degrees 22 minutes 34 seconds West 443.50 feet, North 42 degrees 00 minutes 34 seconds West 346.71 feet, North 26 degrees 58 minutes 10 seconds East 188.41 feet, North 26 degrees 59 minutes 29 seconds West 132.00 feet, North 18 degrees 09 minutes 14 seconds East 1,139.39 feet, North 33 degrees 44 minutes 45 seconds West 412.35 feet, North 46 degrees 42 minutes 36 seconds East 296.85 feet, and North 49 degrees 24 minutes 14 seconds West 694.87 feet, to a point in Baker Schoolhouse Road, thence binding in said road, North 32 degrees 06 minutes 26 seconds East 707.30 feet to the point of beginning.

Containing 116.058 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance



541

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92997

DATE 6-25-01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Gerhold, Cross & Etzel
21441 Middletown Rd. ITEM # 541
FOR: Special Hearing TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
6/25/2001 6/25/2001 09:09:44

PG US06 CASHIER KMCN KXM DRAWER 4

RECEIPT # 028659 OFLN

DEPT 5 528 ZONING VERIFICATION

CP NO. 092997

Receipt Tot 50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:
Case: #01-541-SPH

21441 Middletown Road
Intersection centerlines NE
& SE Middletown Road &
Baker Schoolhouse Road
6th Election District
3rd Councilmanic District
Legal Owner(s): Charlotte C.
Frederick

Special Hearing: to permit transfer of one Density Unit between two of the three parcels which makes up the overall tract. The number of lots proposed does not exceed the number of lots (density units) permitted.

Hearing: Tuesday, August 21, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

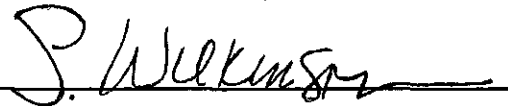
JT/8/610 Aug. 7 C485962

CERTIFICATE OF PUBLICATION

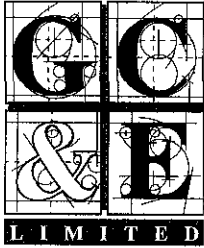
8/9, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/7, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-541-SPH
PETITIONER/DEVELOPER:
Charlotte C. Frederick
DATE OF HEARING:
August 21, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:

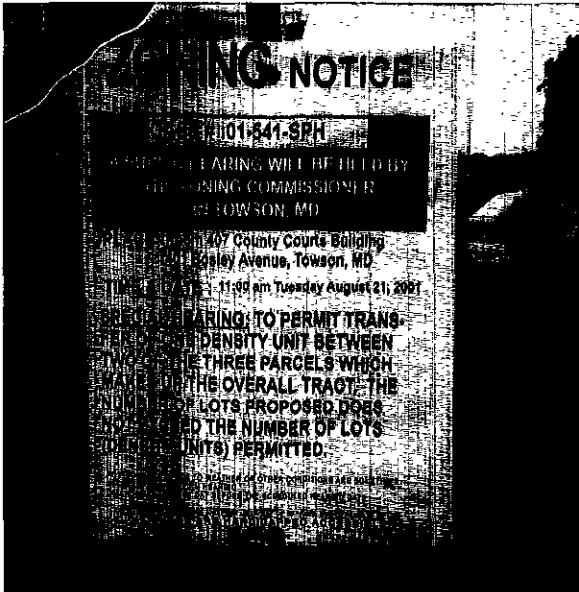
1000' +/- south of the intersection of Baker Schoolhouse
Road and Middletown Road on the East side on the road
and on the North side of the driveway

DATE: August 6, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON: August 3, 2001

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-5415PH

Petitioner: CHARLOTTE C. FREDERICK

Address or Location: 21441 MIDDLETOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLOTTE C. FREDERICK

Address: 21441 MIDDLETOWN ROAD

FREELAND, MD 21053

Telephone Number: 410-357-4678

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 7, 2001 Issue – Jeffersonian

Please forward billing to:
Charlotte C Frederick
21441 Middletown Road
Freeland MD 21053

410 357-4678

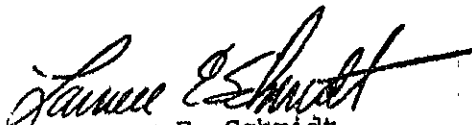
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-541-SPH
21441 Middletown Road
Intersection centerlines NE & SE Middletown Road & Baker Schoolhouse Road
6th Election District – 3rd Councilmanic District
Legal Owner: Charlotte C Frederick

Special Hearing to permit transfer of one Density Unit between two of the three parcels which makes up the overall tract. The number of lots proposed does not exceed the number of lots (density units) permitted.

HEARING: Tuesday, August 21, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 20, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-541-SPH

21441 Middletown Road

Intersection centerlines NE & SE Middletown Road & Baker Schoolhouse Road

6th Election District – 3rd Councilmanic District

Legal Owner: Charlotte C Frederick

Special Hearing to permit transfer of one Density Unit between two of the three parcels which makes up the overall tract. The number of lots proposed does not exceed the number of lots (density units) permitted.

HEARING: Tuesday, August 21, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G72
Director

C: Charlotte C Frederick, 21441 Middletown Road, Freeland 21053
Bruce E Doak, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd,
#100, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 6, 2001.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 17, 2001

Charlotte C Frederick
21441 Middletown Road
Freeland MD 21053

Dear Mr. Frederick:

RE: Case Number: 01-541-SPH, 21441 Middletown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 25, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GJZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bruce E Doak, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd,
100, Towson 21286
People's Counsel



John Alexander

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 2, 2001

FROM: *Pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2001
Item Nos. 485, 527, 528, 529, 530, 532,
534, 536, 537, 540, 541, 542, 543, 544,
546, 547, 548, 549, and 550

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 24, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 16, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

527, 528, 529, 531, 533, 534, 535, 536, 539, 540, 541st, 542, 543,
545, 548, 550, and 551

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



file
8/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: July 23, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JUL 23
2001

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-527, 01- 530, 01-536, 01-537, 01-540,
01-541, and 01- 543

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.23-01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 541

JRF

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

LS
8/21

RE: PETITION FOR SPECIAL HEARING
21441 Middletown Road, Intersection NE & SE
Middletown Rd & Baker Schoolhouse Rd
6th Election District, 3rd Councilmanic

Legal Owner: Charlotte C. Frederick
Petitioner(s)

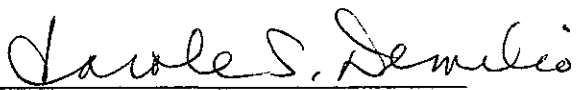
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-541-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

Revised 4/17/00

Frederick / Middletown

Title Deed

LIBER 9928 PAGE 716

THIS DEED, Made this 3rd day of August, in the year one thousand nine hundred and ninety-three, by and between Roseanne D. Veiga, Baltimore County, Maryland (hereinafter referred to as "Grantor"), party of the first part, and James R. Frederick and Charlotte C. Frederick, his wife, 21131 Ridge Road, Freeland, Maryland 21053 (hereinafter referred to as "Grantee"), party of the second part.

WITNESSETH, That in consideration of the sum of Fifty-Five Dollars, (\$55.00.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Roseanne D. Veiga, does hereby grant and convey all of her right, title and interest to the hereinafter described property unto the said James R. Frederick and Charlotte C. Frederick, his wife, their personal representatives, heirs, and assigns, in fee simple, all that lot of ground, situate and lying in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING for the same at a marked Cherry Tree standing at the end of the south 31 degrees West 24 perches line mentioned in a deed formerly given by Peter Trusler to Daniel Stump and running thence
① North 65-1/2 degrees West 15-6/10th perches, thence ② North 34-1/2 degrees East 46-9/10th perches to a marked Chestnut Tree; thence
③ South 35-1/4 degrees East 15-7/10th perches to a stone standing on the South 37 degrees West 51-4/10th perches line of the aforesaid deed and running thence South 37-1/2 degrees West 14-3/4th perches to a marked Chestnut Tree; thence South 31-1/3 degrees West 23-9/10th perches to the place of beginning. Containing four acres, one rood and thirty-three perches of land, more or less.

BEING THE SAME lot of ground which by Deed dated August 10, 1985 and recorded among the Land Records of Baltimore County in Liber 6992, Folio 396 was granted by Horace L. Wood and F. Marie Wood, his wife, unto Roseanne D. Veiga, the within Grantor.

TOGETHER with the use of an existing drive for the purpose of ingress and egress to and from the above described property to Middletown Road which has been used continuously, without interruption, by the grantors herein and their predecessors in title to said property since December 2, 1903, the center line of which drive is shown on a plat dated June 24, 1985, prepared by Joseph W. Shaw, P.L.S., attached hereto and made a part hereof.

TOGETHER with the buildings and improvements thereupon erected, made or being and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anyway appertaining.

TO HAVE AND TO HOLD the said described lot of ground unto the Grantees, as tenants by the entireties, their assigns, and to the survivor of them, and the personal representatives, heirs and assigns of the survivor, in fee simple, forever.

AND the said party of the first part hereby covenants that she

Not included
w/ Deeds

RECORDED
FOR BALTIMORE COUNTY
11/18/93
AGRICULTURAL TRANSFER TAX
NOT
SIGNATURE
7/11/93
DATE

has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS:

Babara J. White

Roseanne D. Veiga (SEAL)
Roseanne D. Veiga

By: Karen M. Singer (SEAL)
Karen M. Singer
Attorney-in-Fact

STATE OF MARYLAND
CITY
COUNTY OF BALTIMORE

I HEREBY CERTIFY, that on this 30th day of July, 1993, before me, the subscriber, a notary public of the State of Maryland, in and for the County aforesaid, personally appeared Karen M. Singer, Esquire, Attorney-in-Fact for Roseanne D. Veiga, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, who acknowledged that she executed the same for the purpose therein contained.

AS WITNESS my hand and notarial seal.

Babara J. White
Notary Public



My commission expires: 6/1/94

THE UNDERSIGNED HEREBY CERTIFIES that the above instrument has been prepared by an attorney admitted to practice before the Court of Appeals of Maryland under his supervision or by or on behalf of one of the parties named in the above instrument.

Nicholas J. Pistolas
NICHOLAS J. PISTOLAS

RETURN TO:

James and Charlotte Frederick
21131 Ridge Road
Freeland, Maryland 21053

middletown\deed

Baltimore County, Maryland Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §§33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-108, as amended, it is certified that an instrument of writing dated _____ conveying title to or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

1 Description of Property (Check box(es) for item(s) to be indexed in land records)	Property Tax ID No. <u>06-06-065-126</u>	Lot/Block <u>4.75</u>	Map/Grid/Parcel No.
	Subdivision/Tract	Lot Acreage	Prior Deed Ref. VAR. L.O.G.
Street Address (or description if partial conveyance) <u>MIDDLETON RD.</u>			
2 Transferred From	Grantor(s) () check box if additional sheets are attached <u>ROSEANNE D. VIEGA</u>		
	Owner of record (if different from grantor)		
3 Transferred To	Grantee(s) () check box if additional sheets are attached <u>JAMES E. FREDERICK</u> <u>CHARLOTTE E. FREDERICK</u>		
4 Type of Instrument	☒ Deed	☐ Assignment of Mtg/DOT	☐ Financing Statement
	☐ Deed of Trust	☐ Contract	☐ Other (Specify)
	☐ Mortgage	☐ Land Installment Cont.	
	☐ Lease	☐ Power of Attorney	

B RC F 14.00

B T TX 275.00

B DOC5 275.00

BC INP 5.00

DEED SH CLERK 569.00 #

H6B473 C004 R01 T14:45 08/03/93

5 Exemptions (Cite authority or explain briefly)	Baltimore County Exempt Status Claimed:
	Recordation Tax Exempt Status Claimed:
	State Exempt Status Claimed:

6 Consideration and Tax Calculations Make check payable to Baltimore County, MD (410) 867-2416	Consideration Amount		County Taxes to be Paid	
	Purchase Price/Consideration (including any new mortgage)	\$ 55,000.00	Transfer Tax Consideration	
	Real Property		\$ 55,000.00 x 1.6% = \$ 880.00	
	Personal Property			
	Balance of Assumed Mortgage		Office of Finance Use Only	
	Other		Agent: <u>PR</u> Tax Bill: <u>621.40</u>	
Total Consideration or Assessed Factor	\$ 56,000.00	C.B. Credit: _____ Ag. Tax/Other: _____		

7 Fees and Recording Instructions Make check payable to Clerk of the Circuit Court (410) 867-2650	Recording Fees		Special Recording Instructions (if any)	
	Recording Charges	\$	14	
	State Transfer Tax	2.75	277	
	County Recordation Tax		277	
	Surcharge		5	
	Other			
Total	\$			

8 Contact/Mail Information	Instrument Prepared By	Return Instrument To	Mailing Address for Tax Bill
	Name: <u>N.J. PISTOLIS, ESQ.</u>	Name: <u>THOMAS PISTOLIS</u>	Name:
	Firm:		
	Address: <u>608 Baltimore Ave.</u>	Address: <u>21131 Ridge Rd.</u>	Address: <u>21131 Ridge Rd.</u>
	<u>Towson, MD 21204</u>	<u>PRESBYTERIAN, MD 21203</u>	
	Phone: <u>410-825-3000</u>	<u>FRIDAY 11/14/93</u>	

9 Certification	I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.	
	Signature: <u>Nicholas J. Pistolis</u>	Date: <u>8/4/93</u>

10 Assessment Information (410) 321-2299	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
	Yes ☒ No ☐	Will grantee be living at property conveyed?
	Yes ☒ No ☐	Is grantor currently receiving a homeowners' tax credit?
	Yes ☒ No ☐	Is property conveyed subject to agricultural transfer tax? If yes, enter amount: _____
	Yes ☒ No ☐	If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
	Yes ☒ No ☐	Partial conveyance? If yes, amount of acreage transferred: _____

Optional Expediting Information	A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.
---------------------------------	--

Yes ☐ No ☐	Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage: _____
--	--

Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):	
---	--

Location and improvement address:	
-----------------------------------	--

Assessment Use Only - Do Not Write Below This Line	
☐ Terminal Verification	☐ Deed Plotter
☐ Agricultural Verification	☐ Deed Reference
☐ Trans. Process Verification	☐ Assigned Property No
☐ Whole ☐ Decd. ☐ Part	

LIBER 8 2 2 5 PAGE 6 5 0

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM
 File No. FCB-5015-89
 (21501 Middletown Road)

This Deed, MADE THIS 10th day of July
 in the year one thousand nine hundred and eighty-nine by and between
 WILLIAM A. ROSS, JR., DONNA EDEL, BETTY BOTELEK, and DAVID J. ROSS,
 of Baltimore County, parties of the first part, and
 JAMES R. FREDERICK and CHARLOTTE C. FREDERICK, his wife,
 of the second part.

WITNESSETH, That in consideration of the sum of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100
 DOLLARS (\$485,000.00), and other good and valuable considerations, the receipt whereof
 is hereby acknowledged,
 the said parties of the first part

B RC F 26.00

B T TX 2425.00

B ROSS 2425.00

DEED

SH CLEAK

4875.00

54

55

do grant and convey to the said parties of the second part, as tenants by the entirety
 their assigns, the survivor of them, and such survivor's

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland
 and described as follows, that is to say:

FOR LEGAL DESCRIPTION, see Exhibit "A", attached hereto and made a part hereof.

BEING the same lots of ground which by Deed dated January 9, 1987 and recorded among
 the Land Records of Baltimore County in Liber S.M. No. 7422, folio 625, were granted
 and conveyed by Theodore Sherbow and Equitable Bank, N.A., Trustees under the Last
 Will and Testament of Betty L. Greene, unto William A. Ross, Jr., Donna Edel, Betty
 Boteler, and David J. Ross, the Grantors herein, in fee simple.

ADDITIONAL TRANSFER TAX
 DUE AND PAYABLE TO THE STATE

REGISTRATION

HAP DED 7/14/89

RECEIVED FOR TRANSFER
 State Department of
 Assessments & Taxation
 for Baltimore County

LR 7-14-89
 Date

236***270101A 0142A

EXHIBIT "A"

BEGINNING FOR THE FIRST thereof, the outlines to include the same, at a pipe in the southwest side of Middletown Road, 16.3 feet measured at right angles from the center of said road, set for the end of the North 50-1/2 degrees East 50.5 perches line of the first parcel described in a Deed from Frederick B. Dickmyer and wife to William M. McCullough and Nora L. McCullough, his wife, dated August 7, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 609, folio 237, etc., running thence with that line reversely as now surveyed by magnetic bearings of 1955 with due allowance for the magnetic declination to follow the same and along property of Norma M. Shaffer, et al., South 56 degrees 27 minutes 30 seconds West 833.25 feet to a pipe and to intersect the easternmost line of a parcel of land containing 39 acres which was conveyed by Deed unto William M. McCullough and Nora L. McCullough, his wife, from Henry Dickmyer and wife, dated May 9, 1925, recorded in Liber W.P.C. No. 615, folio 240, etc., and which parcel is described by courses and distances in a Deed from Lizzie G. Smith and husband to Henry Dickmyer, dated March 31, 1900, recorded in Liber N.B.M. No. 246, folio 9, etc., running thence binding on that parcel reversely as now surveyed, North 41 degrees 14 minutes 30 seconds West 531.6 feet to a pipe at the northernmost corner of that parcel, thence continuing to follow the last mentioned parcel reversely as now surveyed, with due allowance for the magnetic declination to follow the same, South 54 degrees 47 minutes West 297 feet to a pipe, South 25 degrees 40 minutes East 412.3 feet to a pipe, South 26 degrees 14 minutes West 941.3 feet to an old boundary stone intended to be a corner between William Stiffler and the Grimm property, thence along the Grimm property and continuing with the 39 acre parcel above mentioned, South 26 degrees 14 minutes West 198 feet to a stake, South 18 degrees 13 minutes East 132 feet to a pipe, South 34 degrees 43 minutes 30 seconds West 188.3 feet to a pipe, South 33 degrees 47 minutes 30 seconds East 347.45 feet to an old boundary stone at the base of a cherry tree and South 34 degrees 09 minutes 30 seconds East 443.5 feet to a pipe 15 feet northwest of the center line of Slab Bridge Road, thence running along the northwest side of that road the five following lines as now surveyed, North 28 degrees 55 minutes 30 seconds East 588.7 feet to a stake, North 30 degrees 04 minutes 30 seconds East 500 feet to a stake, North 40 degrees 53 minutes 30 seconds East 173 feet to a stake, North 52 degrees 59 minutes East 700 feet to a stake and North 53 degrees 24 minutes East 653.5 feet to a pipe on the southwest side of Middletown Road 28 feet from the center line thereof, thence continuing the same course, North 53 degrees 24 minutes East 20 feet to an X mark in the center of the concrete road bed, thence along or near the center of that road as now surveyed by lines of division, North 33 degrees 06 minutes 30 seconds West 400 feet to an X cut in the center of the concrete road bed, North 36 degrees 38 minutes 30 seconds West 170 feet to an X mark in the center of the concrete road bed and North 41 degrees 57 minutes West 245 feet to an X mark in the center of the concrete road bed, thence North 78 degrees 25 minutes 30 seconds West 27.3 feet to the place of beginning. Containing fifty-two acres and five hundred thirty-seven thousandths of an acre (52.537) of land, more or less.

BEGINNING FOR THE SECOND thereof for the outlines to include the same at a pipe 2.5 feet southwest of the centerline of a private dirt road at the beginning point of that parcel of land described in a Deed from Henry Hoffman and wife to George Walker, et al., dated April 21, 1847, recorded among the Land Records of Baltimore City in Liber A.W.B. No. 386, folio 122, etc., said pipe also being at the end of

the South 21-1/4 degrees East 36 perches line as described in a Deed from William E. Patterson and wife to George W. W. Whittle, dated December 27, 1929, and recorded among the Land Records of Baltimore County in Liber L.M.C. No. 841, folio 261, etc., running thence binding on the first above mentioned Deed as now surveyed by magnetic bearings of 1957 with due allowance for the magnetic declination to follow the same South 18 degrees 28 minutes 38 seconds East 696.51 feet to a pipe and South 44 degrees 15 minutes 30 seconds East 219.49 feet to a pipe and to the end of the North 48 degrees East 83.6 perches line as described in a Deed from Frederick B. Dickmyer to William M. McCullough and wife, dated April 7, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 609, folio 237, etc., running thence binding on that Deed reversely the three following lines as now surveyed, South 53 degrees 00 minutes 27 seconds West 1379.51 feet to a pipe, thence crossing the road bed of Middletown Road by correcting the course as given in the last mentioned Deed, North 66 degrees 32 minutes 55 seconds West 138.58 feet to a pipe 16.3 feet southwest of the centerline of the present road bed of Middletown Road and to the beginning point described in a Deed from George C. Heagy, Jr., and wife to H. Charles Greene, dated August 26, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2766, folio 71, etc., running thence binding on that Deed as now surveyed, South 56 degrees 37 minutes 51 seconds West 835.17 feet to an old boundary pipe and to intersect the North 47-1/4 degrees West 129-1/2 perches line as described in the first above-mentioned Deed, running thence binding on the first and last Deeds mentioned above as now surveyed, North 41 degrees 04 minutes West 511.6 feet to an old boundary pipe, thence still binding on the first above-mentioned Deed by continuing the same course and along the northeast side of property belonging to Harvey Brennenman, Jr., North 41 degrees 04 minutes West 695.34 feet to a railroad spike 9 feet southeast of the centerline of the present road bed of Bakers School House Road, thence still binding on the first above mentioned Deed from Hoffman to Walker the five following lines as now surveyed, the first line running partly in Bakers School House Road and crossing the Middletown Road, North 40 degrees 26 minutes 40 seconds east 957.95 feet to a pipe at the end of the North 62-1/2 degrees West 48-4/10 perches line as described in the above-mentioned Deed from Patterson to Whittle, said property now being owned by George R. Price, running thence binding on that Deed, reversely, South 59 degrees 44 minutes 38 seconds East 798.65 feet to an old boundary iron axle and to the end of the North 65-1/2 degrees West 15.6 perches line described in a Deed from John C. Hoffman to George W. Hoffman and wife, dated April 30, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1557, folio 482, etc., running thence binding on that Deed reversely as now surveyed the three following lines, South 59 degrees 44 minutes 38 seconds East 237.46 feet to the beginning point of said Deed, thence North 37 degrees 27 minutes 50 seconds East 395.05 feet to a pipe and North 43 degrees 28 minutes 11 seconds East 245.55 feet to an old boundary stone and to the end of the South 40-7/8 degrees West 36-7/10 perches line of the Deed from Patterson to Whittle, running thence binding on that Deed reversely as now surveyed, North 43 degrees 28 minutes 11 seconds East 604.17 feet to the place of beginning. Containing fifty-six acres and nine hundred and nine thousandths of an acre (56.909) of land, more or less.

SUBJECT TO the right of way of Middletown Road which passes through the above-described property and also subject to any part of the right of way of Bakers School House Road which is included within the above described parcel.

JSS/klw/2052K

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

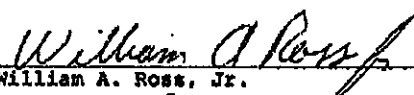
personal representatives ~~successors~~ and assigns, in fee simple.

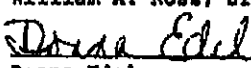
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

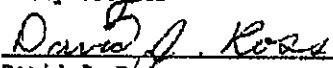
Test:



 (SEAL)
William A. Ross, Jr.

 (SEAL)
Donna Edel

 (SEAL)
Betty Boteler

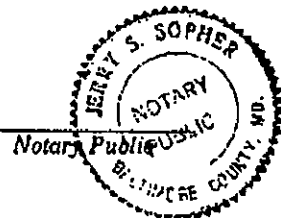
 (SEAL)
David J. Ross

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 10th day of July, in the year one thousand nine hundred and eighty-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William A. Ross, Jr., Donna Edel, Betty Boteler, and David J. Ross known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

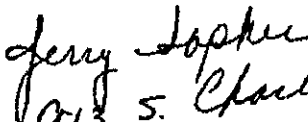
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Jerry S. Sopher

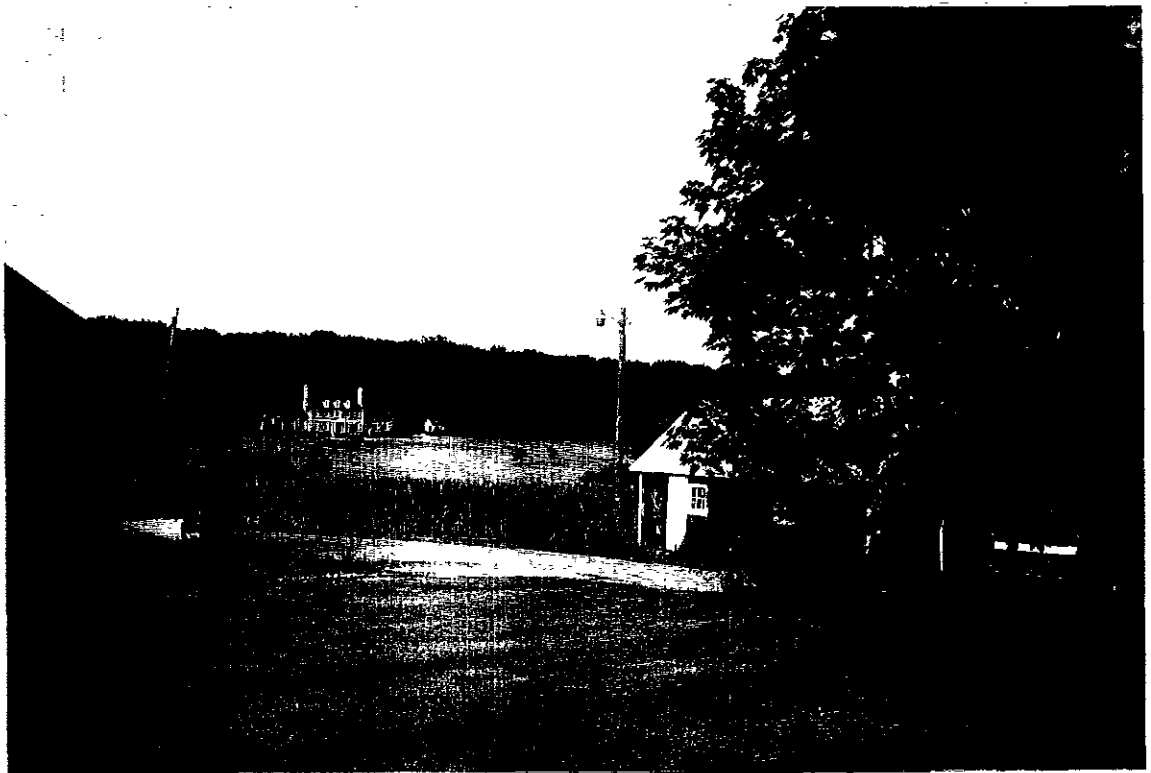


My Commission expires:

July 1, 1990


913 S. Charles St
21230



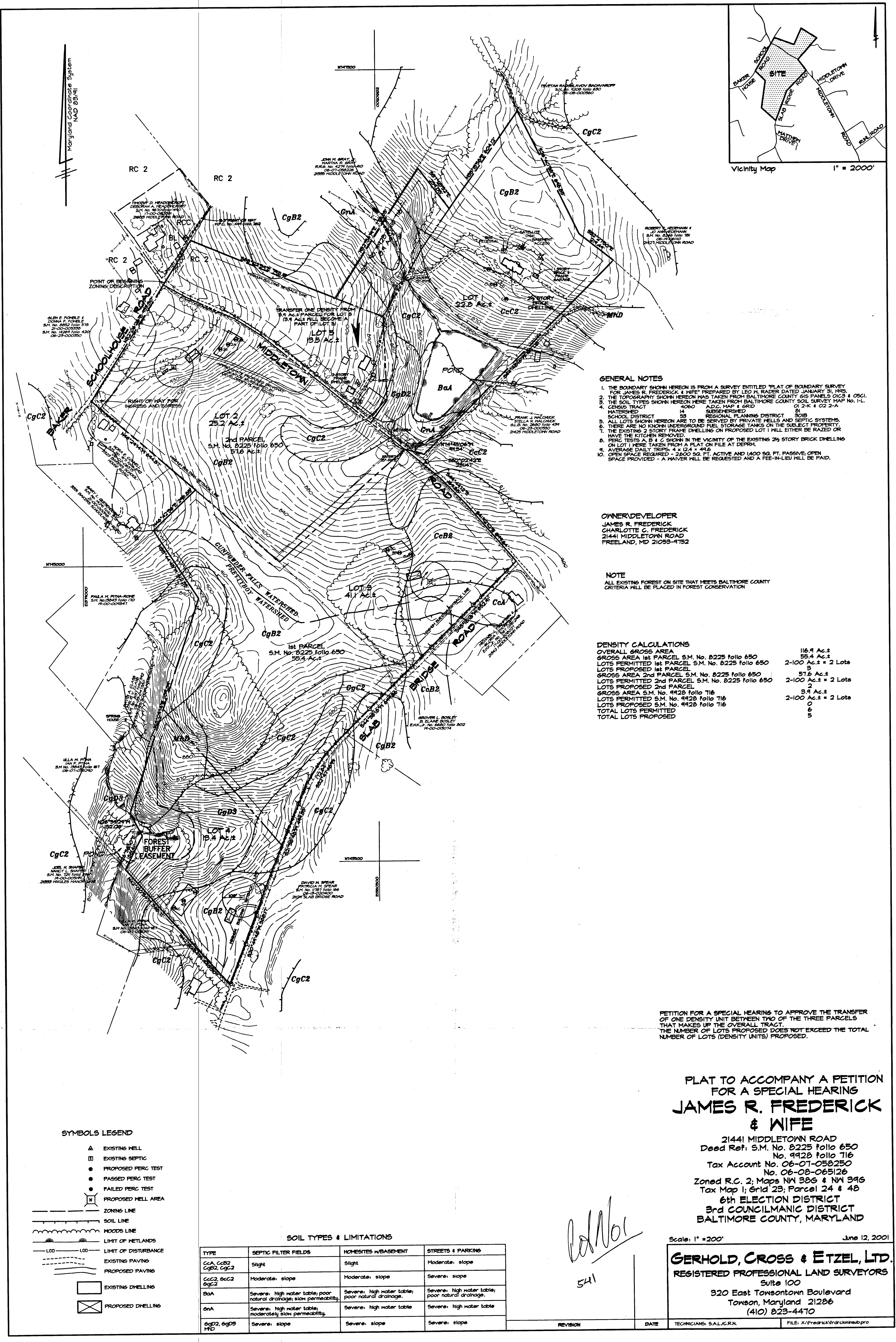






photograph
#1-11

01-541-SPN



- GENERAL NOTES**
1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR JAMES R. FREDERICK & WIFE" PREPARED BY LEO M. RADER DATED JANUARY 31, 1995.
 2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS PANELS C1C3 & C5C1.
 3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 1-L.
 4. CENSUS TRACT 4060 A.D.C. MAP 1 GRID 01 2-K & 02 2-A
 5. WATERSHED 14 SUBDIVISION 3018
 6. SCHOOL DISTRICT 55 REGIONAL PLANNING DISTRICT 3018
 7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
 8. THE EXISTING 2 STORY FRAME DWELLING ON PROPOSED LOT 1 WILL EITHER BE RAZED OR HAVE THE KITCHEN REMOVED.
 9. PERC TESTS A, B & C SHOWN IN THE VICINITY OF THE EXISTING 2 1/2 STORY BRICK DWELLING ON LOT 1 WERE TAKEN FROM A PLAT ON FILE AT DERPH.
 10. AVERAGE DAILY TRIPS: 4 x 124 = 496
 11. OPEN SPACE REQUIRED - 2,800 SQ. FT. ACTIVE AND 1,400 SQ. FT. PASSIVE, OPEN SPACE PROVIDED - A WAIVER WILL BE REQUESTED AND A FEE-IN-LIEU WILL BE PAID.

OWNER/DEVELOPER
JAMES R. FREDERICK
CHARLOTTE C. FREDERICK
21441 MIDDLETOWN ROAD
FREETLAND, MD 21055-4752

NOTE
ALL EXISTING FOREST ON SITE THAT MEETS BALTIMORE COUNTY CRITERIA WILL BE PLACED IN FOREST CONSERVATION

DENSITY CALCULATIONS

OVERALL GROSS AREA	116.9 Ac.±
GROSS AREA 1st PARCEL S.M. No. 8225 folio 650	55.4 Ac.±
LOTS PERMITTED 1st PARCEL S.M. No. 8225 folio 650	2-100 Ac.± = 2 Lots
LOTS PROPOSED 1st PARCEL	3
GROSS AREA 2nd PARCEL S.M. No. 8225 folio 650	51.6 Ac.±
LOTS PERMITTED 2nd PARCEL S.M. No. 8225 folio 650	2-100 Ac.± = 2 Lots
LOTS PROPOSED 2nd PARCEL	2
GROSS AREA S.M. No. 4928 folio 716	9.9 Ac.±
LOTS PERMITTED S.M. No. 4928 folio 716	2-100 Ac.± = 2 Lots
LOTS PROPOSED S.M. No. 4928 folio 716	0
TOTAL LOTS PERMITTED	6
TOTAL LOTS PROPOSED	5

PETITION FOR A SPECIAL HEARING TO APPROVE THE TRANSFER OF ONE DENSITY UNIT BETWEEN TWO OF THE THREE PARCELS THAT MAKES UP THE OVERALL TRACT.
THE NUMBER OF LOTS PROPOSED DOES NOT EXCEED THE TOTAL NUMBER OF LOTS (DENSITY UNITS) PROPOSED.

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING
JAMES R. FREDERICK & WIFE
21441 MIDDLETOWN ROAD
Deed Ref: S.M. No. 8225 folio 650
No. 4928 folio 716
Tax Account No. 06-07-058250
No. 06-08-065126
Zoned R.C. 2; Maps NW 386 & NW 396
Tax Map 1; Grid 23; Parcel 24 & 48
6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 200' June 12, 2001
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

- SYMBOLS LEGEND**
- ▲ EXISTING WELL
 - EXISTING SEPTIC
 - PROPOSED PERC TEST
 - PASSED PERC TEST
 - FAILED PERC TEST
 - PROPOSED WELL AREA
 - ZONING LINE
 - SOIL LINE
 - WOODS LINE
 - LIMIT OF WETLANDS
 - LIMIT OF DISTURBANCE
 - EXISTING PAVING
 - PROPOSED PAVING
 - EXISTING DWELLING
 - PROPOSED DWELLING

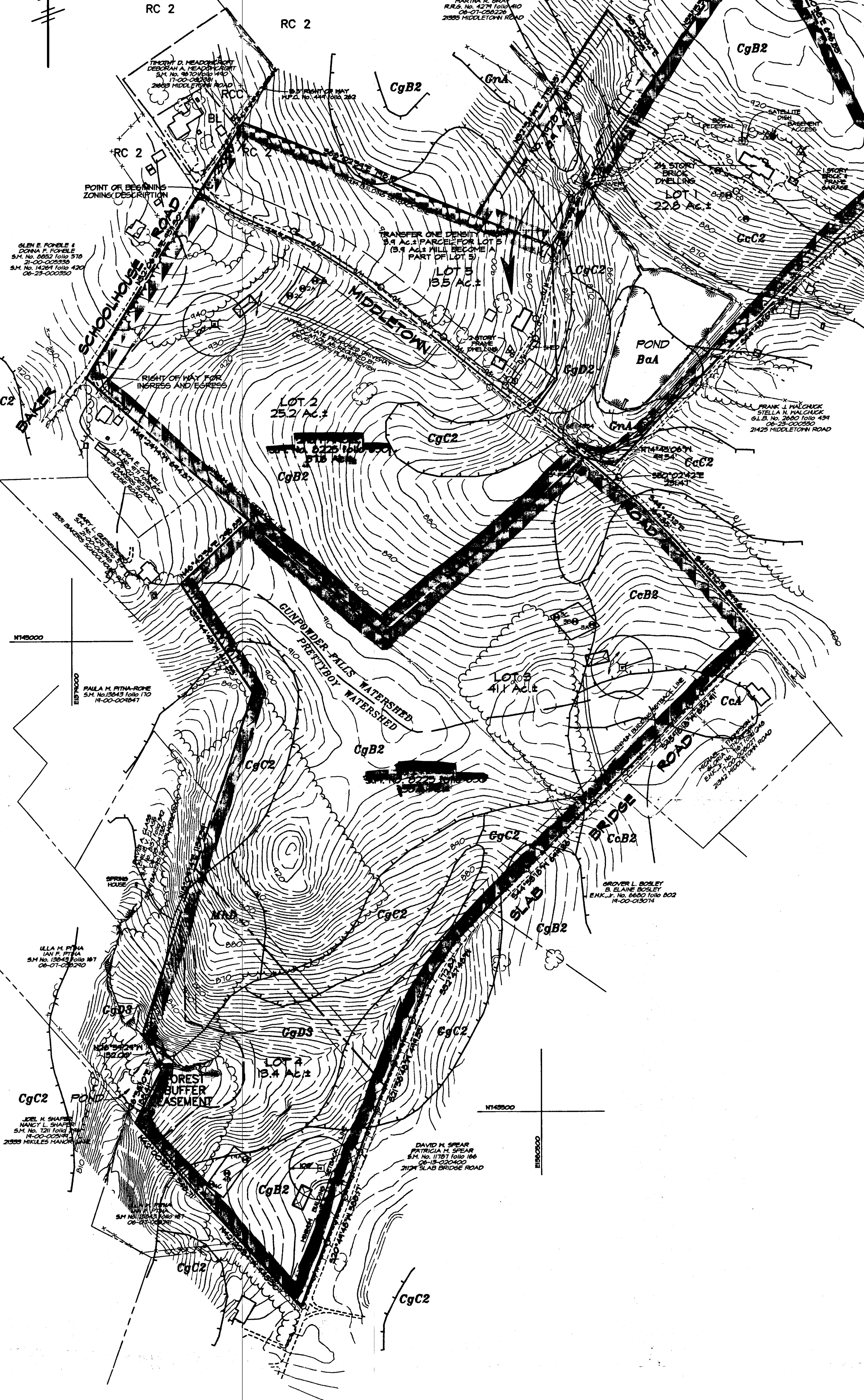
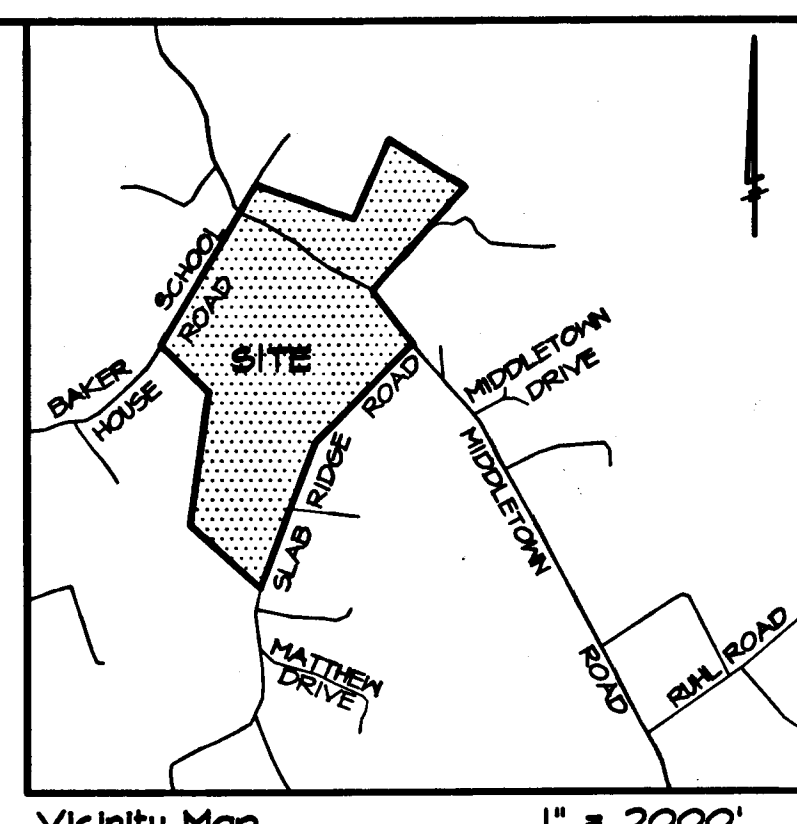
SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
CcA, CcB2, CcC2, CcC2	Slight	Slight	Moderate: slope
CcC2, CcC2, CcC2	Moderate: slope	Moderate: slope	Severe: slope
BaA	Severe: high water table; poor natural drainage; slow permeability	Severe: high water table; poor natural drainage	Severe: high water table; poor natural drainage
GnA	Severe: high water table; moderately slow permeability	Severe: high water table	Severe: high water table
GcD2, GcD3, MFD	Severe: slope	Severe: slope	Severe: slope

col No 1
541

REVISION	DATE	TECHNICIAN: S.A.L./C.R.N.	FILE: X\Fredrick\Fredricksubpro
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Maryland Coordinate System
NAD 83/91



GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR JAMES R. FREDERICK & WIFE" PREPARED BY LEO M. RADER DATED JANUARY 31, 1985.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS PANELS 01C3 & 05C1.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 1-L.
4. CENSUS TRACT 4060 A.D.C. MAP & GRID 01-2-K & 02-2-A
5. WATERSHED 14 SUBWATERSHED 301B
6. SCHOOL DISTRICT 14 REGIONAL PLANNING DISTRICT 301B
7. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
8. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
9. THE EXISTING 2 STORY FRAME DWELLING ON PROPOSED LOT 1 WILL EITHER BE RAZED OR HAVE THE KITCHEN REMOVED.
10. PERC TESTS A, B & C SHOWN IN THE VICINITY OF THE EXISTING 2 1/2 STORY BRICK DWELLING ON LOT 1 WERE TAKEN FROM A PLAT ON FILE AT DEPRM.
11. AVERAGE DAILY TRIPS: 9 x 12.4 = 62
12. OPEN SPACE REQUIRED - 3,250 SQ. FT. ACTIVE AND 1,750 SQ. FT. PASSIVE; OPEN SPACE PROVIDED - A WAIVER WILL BE REQUESTED AND A FEE-IN-LIEU WILL BE PAID.

OWNER/DEVELOPER

JAMES R. FREDERICK
CHARLOTTE C. FREDERICK
21441 MIDDLETOWN ROAD
FREELAND, MD 21055-4752

NOTE

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DENSITY CALCULATIONS

OVERALL GROSS AREA
GROSS AREA 1st PARCEL S.M. No. 8225 folio 650
LOTS PERMITTED 1st PARCEL S.M. No. 8225 folio 650
GROSS AREA 2nd PARCEL S.M. No. 8225 folio 650
LOTS PERMITTED 2nd PARCEL S.M. No. 8225 folio 650
GROSS AREA S.M. No. 4428 folio 716
LOTS PERMITTED S.M. No. 4428 folio 716
TOTAL LOTS PERMITTED
TOTAL LOTS PROPOSED

116.9 Ac.
55.4 Ac.
2-100-Ac. = 2 Lots
57.6 Ac.
2-100-Ac. = 2 Lots
9.9 Ac.
2-100-Ac. = 2 Lots
6

PETITION FOR A SPECIAL HEARING TO APPROVE THE TRANSFER OF ONE DENSITY UNIT BETWEEN TWO OF THE THREE PARCELS THAT MAKES UP THE OVERALL TRACT. THE NUMBER OF LOTS PROPOSED DOES NOT EXCEED THE TOTAL NUMBER OF LOTS (DENSITY UNITS) PROPOSED.

EXHIBIT SHOWING EXISTING PARCELS OF RECORD

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING JAMES R. FREDERICK & WIFE

21441 MIDDLETOWN ROAD
Deed Ref: S.M. No. 8225 folio 650
No. 4428 folio 716
Tax Account No. 06-07-058250
No. 06-08-065126
Zoned R.C. 2; Maps NW 38G & NW 39G
Tax Map 1; Grid 23; Parcel 24 & 48
6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Ref No 2

SYMBOLS LEGEND

- △ EXISTING WELL
- EXISTING SEPTIC
- PROPOSED PERC TEST
- PASSED PERC TEST
- FAILED PERC TEST
- PROPOSED WELL AREA
- ZONING LINE
- SOIL LINE
- WOODS LINE
- LIMIT OF WETLANDS
- LIMIT OF DISTURBANCE
- EXISTING PAVING
- PROPOSED PAVING
- EXISTING DWELLING
- PROPOSED DWELLING

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
CcA, CcB2, CcC2, CcC2	Slight	Slight	Moderate: slope
CcC2, CcC2, CcC2	Moderate: slope	Moderate: slope	Severe: slope
BaA	Severe: high water table; poor natural drainage; slow permeability.	Severe: high water table; poor natural drainage.	Severe: high water table; poor natural drainage.
CnA	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table
CgD2, CgD3, MFD	Severe: slope	Severe: slope	Severe: slope

DENSITY CALCULATIONS CORRECTED

06/11/01

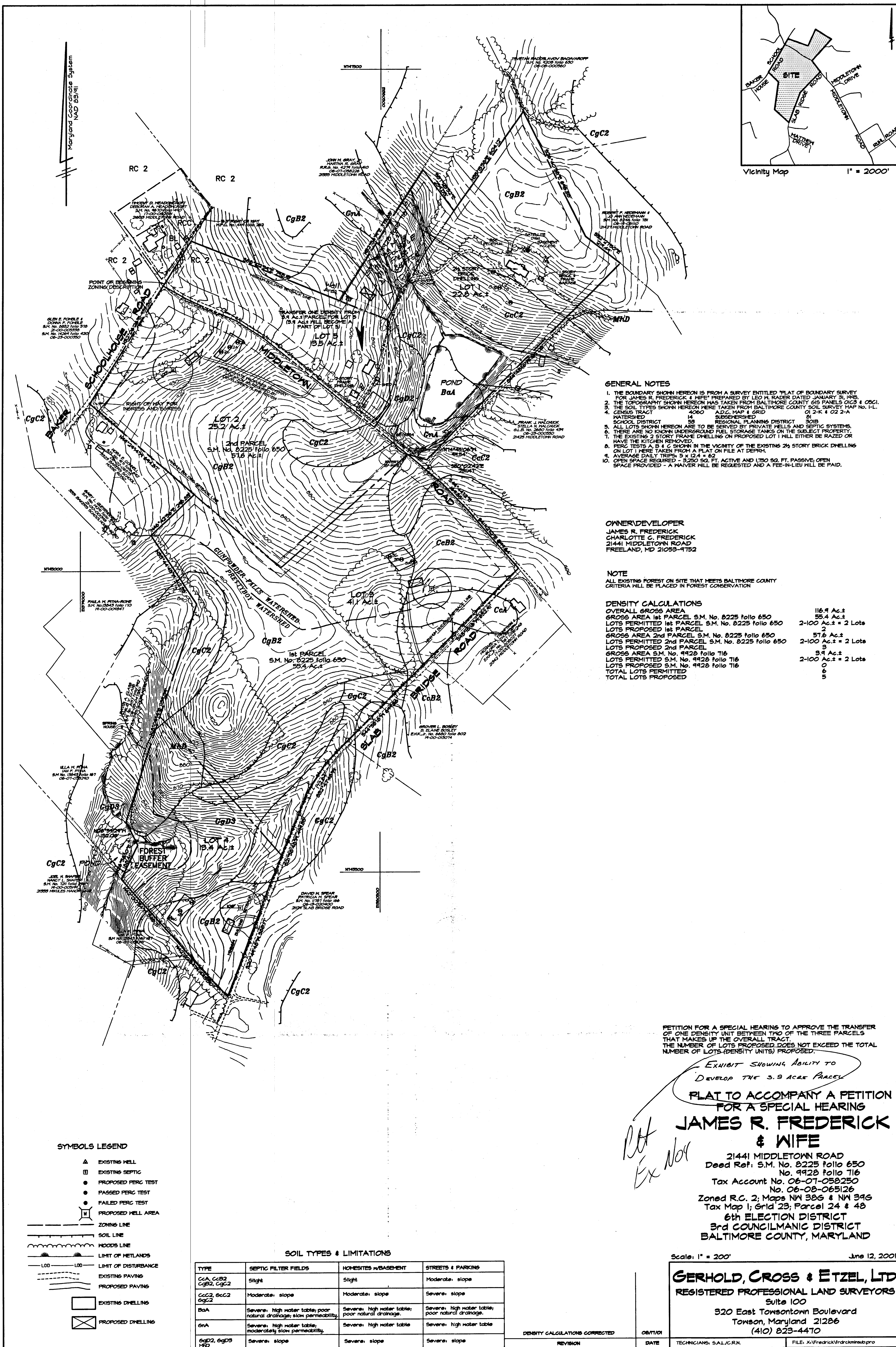
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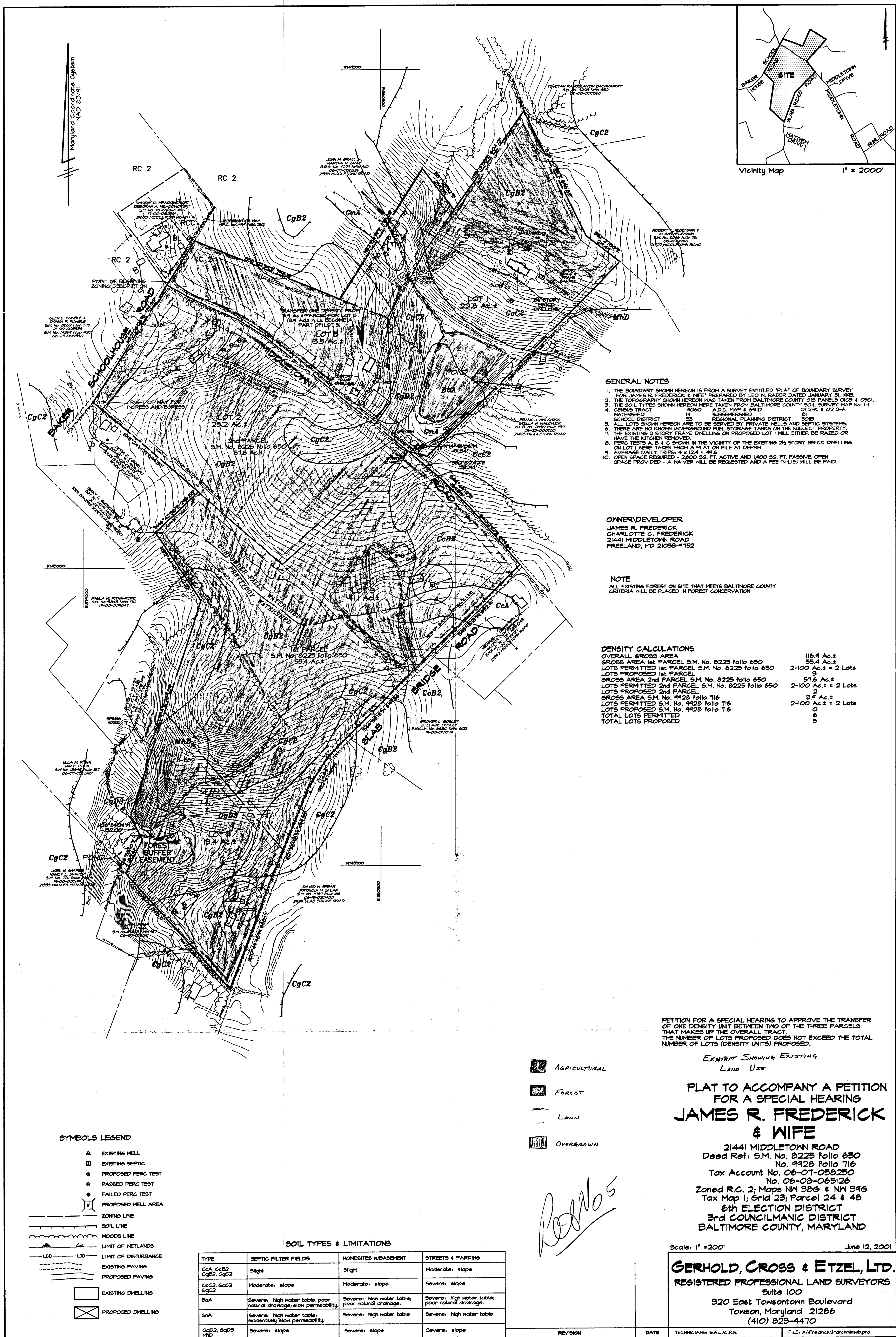
June 12, 2001

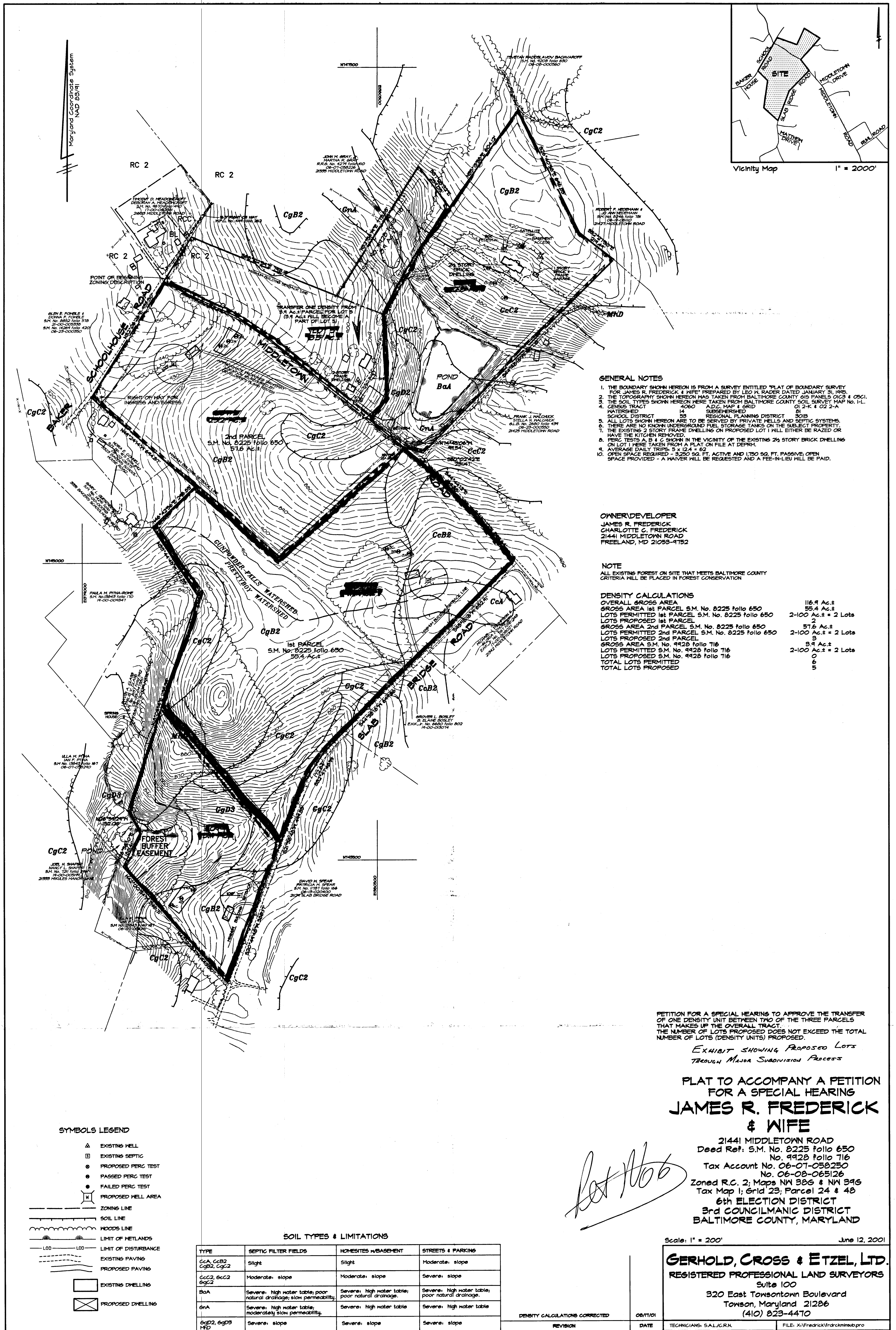
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

TECHNICIANS: S.A.L./C.R.N.

FILE: X\Fredrick\frdckmshub.pro







**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

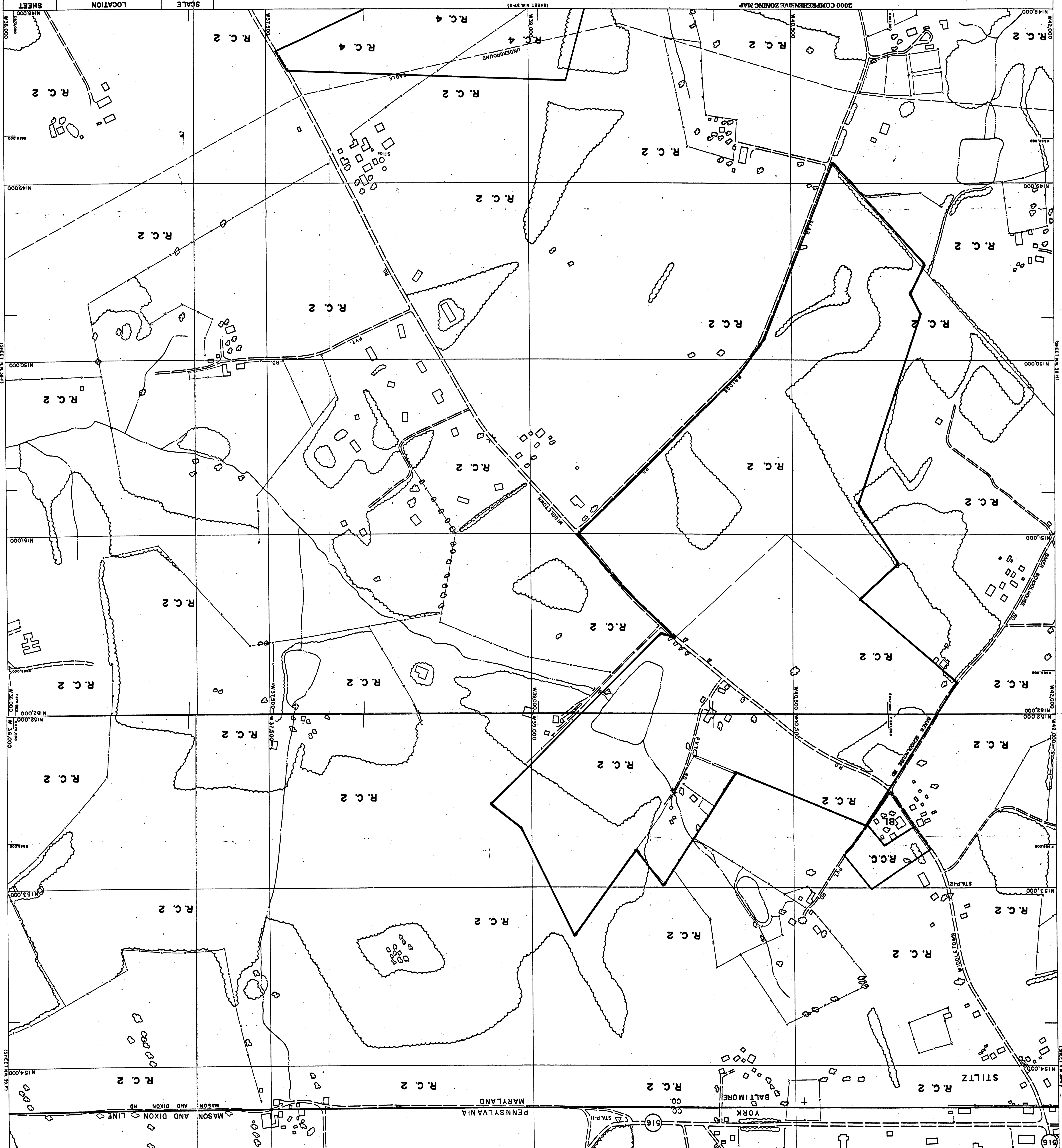
541

DATE	OF	PHOTOGRAPHY	JANUARY	1986
1	200	7		

WEST OF RUHL

SHEET

38-6
N.W.



NW 38 G

MM